

1 Abran E. Vigil
Nevada Bar No. 7548
2 Joseph P. Sakai
Nevada Bar No. 13578
3 BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
4 Las Vegas, Nevada 89135
Telephone: (702) 471-7000
5 Facsimile: (702) 471-7070
vigila@ballardspahr.com
6

*Attorneys for Plaintiff The Bank of
7 New York Mellon, f/k/a the Bank of
New York, as Trustee for the
8 Certificateholders of CWALT, Inc.,
Alternative Loan Trust 2006-OA7,
9 Mortgage Pass-Through Certificates,
Series 2006-OA7*

10
11 UNITED STATES DISTRICT COURT
12 DISTRICT OF NEVADA

13 THE BANK OF NEW YORK MELLON,
f/k/a THE BANK OF NEW YORK, AS
14 TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT,
15 INC., ALTERNATIVE LOAN TRUST
2006-OA7, MORTGAGE PASS-
16 THROUGH CERTIFICATES, SERIES
OA7,

17 Plaintiff,

18 vs.

19 POSHBABY LLC SERIES 3511 DESERT
20 CLIFF #201, a Nevada limited liability
company; CLIFF SHADOWS
21 HOMEOWNERS' ASSOCIATION, a
Nevada non-profit corporation,
22

23 Defendants.

Case No. 2:16-cv-2719 -APG-NJK

**STIPULATION AND ORDER TO
EXTEND TIME TO RESPOND TO
DEFENDANT POSHBABY LLC'S
MOTION FOR FRCP 36(b) RELIEF**

24 Plaintiff The Bank of New York Mellon, f/k/a the Bank of New York, as Trustee
25 for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7,
26 Mortgage Pass-Through Certificates, Series 2006-OA7 ("Trustee") and Defendant
27 Poshbaby LLC Series 3511 Desert Cliff #201 ("Poshbaby") hereby stipulate and move
28 the Court for a two-week extension of time for Trustee to file a memorandum in

1 opposition to the Motion for FRCP 36(b) Relief [ECF No. 54] filed by Poshbaby on
2 December 9, 2019.

3 The original deadline for Trustee's opposition to the Motion for FRCP 36(b)
4 Relief is December 23, 2019. The proposed extended deadline is January 6, 2020.
5 The parties stipulate and agree that no party will be prejudiced by the requested
6 extension and that it is not sought for purposes of delay.

7 The parties accordingly stipulate and move the Court to extend the deadline
8 for Trustee to file a response to Poshbaby's Motion for Summary Judgment to
9 January 6, 2020.

10 Dated: December 19, 2019

11 BALLARD SPAHR LLP

AYON LAW PLLC

12 By: /s/ Joseph Sakai
13 Joel E. Tasca, Esq.
14 Nevada Bar No. 14124
15 Joseph P. Sakai, Esq.
16 Nevada Bar No. 13578
17 1980 Festival Plaza Drive, Suite 900
18 Las Vegas, Nevada 89135

By: /s/ Luis Ayon
Luis A. Ayon, Esq.
Nevada Bar No. 9752
8716 Spanish Ridge Ave., Suite 115
Las Vegas, Nevada 89147

*Attorney for Defendant Poshbaby
LLC Series 3511 Desert Cliff #201*

*Attorneys for Plaintiff The Bank of
New York Mellon*

IT IS SO ORDERED.



UNITED STATES DISTRICT JUDGE

Dated: December 20, 2019.